



BOARD OF ADJUSTMENT
AFTER ACTION

FRIDAY, NOVEMBER 7, 2003 - 9:00 A.M.

City Hall - 1700 Convention Center Drive

A. PROGRESS REPORTS

1. **FILE NO. 2953 SEVEN HUNDRED REALTY CORP.
700-714 LINCOLN ROAD/1630-1640 EUCLID AVENUE
LOTS 1 and 2; BLOCK 50
ALTON BEACH REALTY CO. 2ND COMMERCIAL SUB.
PLAT BOOK 6-33; MIAMI-DADE COUNTY, FLORIDA**

The applicant received a variance on July 25, 2003 to construct a one-story addition at the rear of the property within the required setback. The Board has requested that this applicant present progress reports on a monthly basis until they are ready to proceed with their project.

PROGRESS REPORT SCHEDULED FOR FEBRUARY, 2004.

B. EXTENSION OF TIME

2. **FILE NO. 2885 GILLER MERIDIAN LLC
927 – 929 MERIDIAN AVENUE
LOT 12; BLOCK 61
OCEAN BEACH, FLA. ADDITION NO. 3
PLAT BOOK 2 – 81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting a one year extension of time to obtain a building permit to substantially remodel two existing residential buildings and construct an addition between both buildings. The applicant is also requesting a one year extension of time to complete the project. The variances were granted on October 4, 2002. A condition of approval was that a building permit should have been obtained by October 4, 2003 and the project completed by October 4, 2004. The extension, if granted, will give the applicant until October 4, 2004 to obtain a building permit and until October 4, 2005 to complete the project.

APPROVED.

3. **FILE NO. 2894** **1700 MERIDIAN ASSOCIATES, LLC**
1700-1724 MERIDIAN AVENUE a/k/a THE MONTCLAIR
LOTS 1,2,3 AND S. 37.5 FT. OF LOT 4
BLOCK 21; GOLF COURSE SUBDIISION AMENDED
PLAT BOOK 6, PAGE 26
MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a one year extension of time to obtain a building permit to construct a new five story, 41 unit apartment building with 41 parking spaces. The applicant is also requesting a one year extension of time to complete the project. The variances were granted on October 4, 2002. A condition of approval was that a building permit should have been obtained by October 4, 2003 and the project completed by October 4, 2004. The extension, if granted, will give the applicant until October 4, 2004 to obtain a building permit and until October 4, 2005 to complete the project.

APPROVED.

C. MODIFICATION

4. **FILE NO. 2548** **SOUTH CARILLON JOINT VENTURE, LLC**
6801 COLLINS AVENUE
(formerly, Transnational Properties, Inc. a/k/a Carillon Hotel)
NORTH 25 FT. OF LOT 48 AND
ALL OF LOTS 49 THRU 53; BLK. 1
AMENDED PLAT OF 2ND OCEANFRONT SUB.
PLAT BOOK 28 - 28
LOTS 1 TO 6; BLOCK B; ATLANTIC HEIGHTS SUB.
PLAT BOOK 9-14; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting a modification to a condition of approval for variances associated with the renovation of the existing Carillon Hotel and the construction of a 143 unit, 22-story condominium tower and a 327 unit, 35-story condominium tower. Condition (#6) of the revised April 5, 2002 Final Order requires that the Carillon Hotel renovation be completed by July 1, 2004 and the entire project completed by July 1, 2005. The applicant is requesting an extension of the Carillon completion date to July 1, 2005, the south building completion date to October 1, 2006 and the north building completion to December 1, 2008.

APPROVED. PROGRESS REPORT SCHEDULED FOR FEBRUARY, 2004.

D. CONTINUED CASES

5. **FILE NO. 2972** **MURANO TWO, LTD. & MURANO THREE, LTD.**
d/b/a MURANO GRANDE AT PORTOFINO and ICON
400-450 ALTON ROAD
LOTS 30-41 AND A PORTION OF LOT 42; BLOCK 111
OCEAN BEACH ADDITION NO. 3; PLAT BOOK 2-81
MIAMI-DADE COUNTY, FLORIDA

Appeal From Administrative Decision

This case is continued from the October 3, 2003 meeting.

The applicant is appealing an administrative decision made by the Planning and Zoning Director. The administrative decision states that the subject project requires a minimum interior two way drive width of 22' within the existing garage. The applicant contends that the project only requires a minimum two way drive width of 20'.

CONTINUED TO DECEMBER, 2003.

6. **FILE NO. 2956** **MURANO TWO, LTD. & MURANO THREE, LTD.**
d/b/a MURANO GRANDE AT PORTOFINO and ICON
400-450 ALTON ROAD
LOTS 30-41 AND A PORTION OF LOT 42; BLOCK 111
OCEAN BEACH ADDITION NO. 3; PLAT BOOK 2-81
MIAMI-DADE COUNTY, FLORIDA
(Detailed legal description on file in the CMB Planning Dept.)

This case is continued from the October 3, 2003 meeting.

The applicant is requesting the following "after-the-fact" variances in order to complete the construction of an accessory parking garage for the Grand Murano and Icon residential towers:

1. A variance to waive 2' – 0" of the minimum required two-way drive width of 22' – 0" in order to retain the existing parking garage where a small portion of the two-way drive that is 20' – 0" wide.
2. A variance to waive 6" of the required setback of 1' – 6" for columns between parking spaces and parallel to an interior drive on each side of the required drive, measured from the edge of the required interior drive to the face of the column, in order to retain several columns at the

south end of the garage setback only 1'-0".

CONTINUED TO DECEMBER, 2003.

E. NEW CASES

- 7. FILE NO. 2961 HOTELERAMA ASSOCIATES, LTD.
d/b/a Fontainebleau
4441 COLLINS AVENUE
LOTS A, 1, 2 & SOUTH 1/2 OF LOT 3
INDIAN BEACH CORP. AMENDED PLAT; PB 8/61
PORTIONS OF LOTS 5 & 8 AND THE
SOUTH 1/2 OF J.M. SNOWDEN TRACT; PB 5/7&8
MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct an addition to an existing hotel:

1. A variance to waive 71.8 feet of the minimum required south side pedestal setback of 86.8 feet in order to construct a new addition to the existing hotel 15 feet from the south interior property line.

APPROVED.

- 8. FILE NO. 2973 HOA NGOC and MAI NGUYEN
369 N. HIBISCUS DRIVE
LOT 14 AND THE SOUTHEASTERLY ½ OF LOT 13
BLOCK 2; HIBISCUS ISLAND
PLAT BOOK 8 – 75; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting two "after-the-fact" side setback variances to retain two (2) one-story accessory structures located on the rear of the property.

1. A variance to waive 5'-11" of the minimum required 7'-6" side yard setback in order to retain an accessory structure 1'-7" from the east side property line.
2. A variance to waive 5'-7" of the minimum required 7'-6" side yard setback in order to retain a second accessory structure 1'-11" from the west side property line.

APPROVED.

9. **FILE NO. 2974** **SHOWTIME THEATRES OF FLORIDA, LLC**
429 LENOX AVENUE
LOTS 7 AND 8; BLOCK 99
MUSSETTS RE-SUB OF RE-SUB
PLAT BOOK 38 – 69; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following two (2) variances in order to exceed the maximum permitted size for a permanent main business sign and a building identification sign:

1. A variance to exceed the maximum permitted size of 30 square feet for a main business sign by 82.5 square feet in order to allow a 112.5 square feet sign to be placed on the one story parapet wall of the retail space facing north on 5th Street.
2. A variance to exceed the maximum permitted size of 70 square feet for a building identification sign by 27 square feet to allow a 97 square feet sign to be placed on the top of the tower located at the northwest corner of the property and facing north on 5th Street.

CONTINUED TO DECEMBER, 2003.

10. **FILE NO. 2975** **MR. & MRS. KEITH SCHANTZ**
563 W. 49TH STREET
LOT 21; BLOCK 27; LAKEVIEW SUBDIVISION
PLAT BOOK 14 – 42; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to construct a one-story addition to the rear of an existing single family residence:

1. A variance to waive 4'-6" of the minimum required side yard setback of 5'-0" in order to construct the above one story addition 6" (inches) from the east side yard.

APPROVED.

11. **FILE NO. 2976** **ANTONIO LORENZO**
894 – 80TH STREET
LOT 4; BLOCK 3; BISCAYNE BEACH SUBDIVISION
PLAT BOOK 44 – 67; MIAMI-DADE COUNTY, FLORIDA

The applicant is requesting the following variance in order to construct a new three (3) story, six (6) unit multifamily building:

1. A variance to waive 7' - 6" of the minimum required front yard setback of 20' in order to construct the above multifamily building 12' - 6" from the front property line facing 80th Street.

CONTINUED TO JANUARY, 2004.

12. **FILE NO. 2977 DISA INVESTMENT INC.
328 EUCLID AVENUE
LOT 5; BLOCK 55
OCEAN BEACH ADDITION NO. 3
PLAT BOOK 2 – 81; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to install a/c compressors along the south side of an existing apartment building:

1. A variance to waive 2' – 5" of the minimum required interior side setback requirement of 5' – 0" in order to install eight (8) a/c compressor units 2' – 7" from the south interior side yard.

APPROVED.

13. **FILE NO. 2978 7744 COLLINS L.L.C. a/k/a VILASOL
7744 COLLINS AVENUE
LOTS 1 AND 2; BLOCK 22
CORRECTED PLAT OF ALTOS DEL MAR NO. 1
PLAT BOOK 31-40; MIAMI-DADE COUNTY, FLORIDA**

The applicant is requesting the following variance in order to construct two (2) two-way drives:

1. A variance to waive 10 feet of the minimum required 22 feet for a two-way driveway in order to construct two (2) 12' wide two-way drives.

APPROVED.

F. NEXT MEETING DATE

December 5, 2003

In accordance with the Americans With Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding, persons with disabilities, or to request material in accessible format, contact the Board's administrator at (305)673-7550 no later than four (4) days prior to the proceeding. If hearing impaired or for sign language interpreters, telephone (305)673-7219 (TDD) five (5) days prior to the proceeding.

F:\PLAN\zba\AFTERAC\ftNov03.doc